

# Exhibit 3

Capital Reporting Company

CONFIDENTIAL

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IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF MARYLAND  
GREENBELT DIVISION

- - - - -x  
:  
COSTAR REALTY INFORMATION :  
and COSTAR GROUP, INC., :  
:  
Plaintiffs, :  
:  
vs. : Civil Action No.  
: 8:08-cv-663-AW  
MARK FIELD d/b/a ALLIANCE :  
VALUATION GROUP, et al., :  
:  
Defendants. :  
:  
- - - - -x CONFIDENTIAL

Washington, D.C.

Monday, August 17, 2009

30 (b) (6) Videotaped Deposition of:

PATHFINDER MORTGAGE CORPORATION

BY SAMUEL WU

called for oral examination by counsel for  
Plaintiffs, pursuant to notice, at the law offices of  
Crowell & Moring, 1001 Pennsylvania Avenue, Northwest,  
Washington, D.C., before Denise M. Brunet, RPR, of  
Capital Reporting Company, a Notary Public in and for  
the District of Columbia, beginning at 9:15 a.m., when  
were present on behalf of the respective parties:

1           A       The Pathfinder Mortgage Corp. is a  
2   50 percent owner of Pathfinder Mortgage Corp. of  
3   Southern California.

4           Q       And who is the owner of the other  
5   50 percent?

6           A       It is an investment company. It's a  
7   corporation.

8           Q       And who is that corporation?

9           A       The name of it?

10          Q       Uh-huh.

11          A       It's called Fulcra -- that's F-U-L-C-R-A --  
12   Group, Inc.

13          Q       Okay. And when was -- I'm going to -- can  
14   I say Pathfinder of Southern California? Is that a  
15   little faster than --

16          A       Sure.

17          Q       You'll know what I mean?

18          A       Uh-huh.

19          Q       When was Pathfinder of Southern California  
20   formed?

21          A       2007.

22          Q       2007. And when was Pathfinder Mortgage

1 Corporation, the defendant in this case, formed?

2 A The original company was formed in 1977.

3 Q And so how did the defendant in this case,  
4 Pathfinder Mortgage Corporation, come to be a  
5 50 percent owner of Pathfinder of Southern California?

6 A How did it?

7 Q Yes. When did it?

8 A Well, when the -- Pathfinder of Southern  
9 California was formed.

10 Q So from the beginning?

11 A Yes.

12 Q Does the -- and I'm sorry, Fulcra?

13 A Yeah.

14 Q F-U-L-C-R-A?

15 A Uh-huh.

16 Q Does Fulcra have any ownership or control  
17 of Pathfinder Mortgage Corporation?

18 A Yes.

19 Q Okay. And what ownership or control does  
20 it have over Pathfinder Mortgage Corporation?

21 A 54 percent.

22 Q So Fulcra has a 50 percent ownership stake

1 in Pathfinder of Southern California?

2 A Uh-huh.

3 Q And Pathfinder Mortgage Corporation has the  
4 other 50 percent ownership stake in Pathfinder of  
5 Southern California?

6 A Yes.

7 Q And Fulcra owns 54 percent of Pathfinder  
8 Mortgage Corporation?

9 A Yes.

10 Q So does -- so does Fulcra control  
11 Pathfinder Mortgage Corporation?

12 A As a controlling interest.

13 Q As a controlling interest.

14 A Right.

15 Q Okay. Who owns the other 50 percent of  
16 Pathfinder Mortgage Corporation?

17 A Brad Christensen.

18 Q So he owns 50 percent of -- okay.

19 Do you know when Fulcra obtained a  
20 50 percent ownership interest in Pathfinder Mortgage  
21 Corporation?

22 A In end of 2003.

1 which it owns 54 percent?

2 A Uh-huh.

3 Q And Pathfinder of Southern California, of  
4 which it owns 50 percent?

5 A Yes.

6 Q And Brad Christensen owns 50 percent of  
7 Pathfinder Mortgage Corporation?

8 A Forty-six.

9 Q Oh, I'm sorry, 46. That's right. Yes,  
10 46 percent --

11 A Yes.

12 Q -- of -- okay.

13 A Uh-huh.

14 Q Okay. And Pathfinder attempted to contact  
15 Mr. Christensen -- I'm sorry, I just forget. I may  
16 have asked this already. Did Pathfinder attempt to  
17 contact Mr. Christensen?

18 A No, we did not.

19 Q Why not?

20 A He had resigned and we don't have any  
21 jurisdiction over him.

22 Q He's -- he has an ownership interest in the

1 contact Mr. Christensen to find out what that policy  
2 was?

3 A No.

4 Q What was Mr. Christensen's title at  
5 Pathfinder Mortgage Corporation?

6 A He was the president.

7 Q And what did that title mean at Pathfinder?

8 A Well, Pathfinder is a corporation with  
9 normal corporate titles.

10 Q Okay.

11 A However, each manager of the office  
12 independently and autonomously ran that office on an  
13 operational level. And so Mr. Christensen was the  
14 manager of the Pathfinder Mortgage Corp.

15 Q Okay. And you were the CEO over that and  
16 all of the Pathfinder entities?

17 A No.

18 Q Just that one?

19 A Yes.

20 Q Do you have any positions or titles with  
21 the other Pathfinder entities?

22 A No.

1 Q Does he have any other positions or titles  
2 with Pathfinder or any other -- Pathfinder Mortgage  
3 Corporation or any other Pathfinder entity?

4 A Yes.

5 Q What would those titles be?

6 A For the other offices, except for Southern  
7 California, I believe he's also board member.

8 Q He's not a board member with respect to  
9 Pathfinder Mortgage, is he?

10 A Not any more.

11 Q He was?

12 A He was.

13 Q Until when?

14 A Until his resignation, when he turned in  
15 his resignation from Pathfinder Mortgage Corp.

16 Q So he was a 46 percent owner of Pathfinder  
17 and a board member?

18 A Yes.

19 Q And he is a board member, but not owner, of  
20 the downtown LA --

21 A No, he's not. The only other offices are  
22 West Los Angeles, San Diego and Southern California.